

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-13497 - APPLICANT: THE KIDS ROOM - OWNER: GLENBART PROPERTIES, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-13498) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 05/25/06 and landscape plan, and building elevations, date stamped 05/08/06, except as amended by conditions herein.
4. The handicapped parking spaces shall be re-striped to meet current City of Las Vegas standards prior to the issuance of a building permit.
5. The removal of all razor wire will be required prior to the issuance of a building permit.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 3,225 square-foot accessory storage addition to an existing commercial building on 0.55 acres at 2101 South Rainbow Boulevard.

EXECUTIVE SUMMARY

The proposed addition of an accessory storage room to an existing furniture store will not adversely affect the area. The project will require a Variance for side yard setback. The Variance is supported as it is a continuation of an existing condition. It is noted that the project will require two special conditions. The first is to re-stripe the handicapped parking in the front to meet City of Las Vegas standards. The second is to remove all razor wire. Approval of this project is recommended.

BACKGROUND INFORMATION

A) Related Actions

- | | |
|----------|---|
| 04/20/88 | The City Council approved a Rezoning (Z-16-88) to a C-1 District in conjunction with a Paint Store on property at the northwest corner of Rainbow Boulevard and O'Bannon Drive. The Planning Commission recommended approval. |
| 06/22/06 | The Planning Commission recommended approval of companion item VAR-13498 concurrently with this application. |
| 06/22/06 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #24/ng). |

B) Pre-Application Meeting

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| 03/15/06 | A pre-application meeting was held and elements of this project were discussed. |
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C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.55

B) Existing Land Use

Subject Property: Furniture Store
North: Retail
South: Retail
East: Retail/Restaurant
West: Offices

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: SC (Service Commercial)
West: O (Office)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
West: O (Office)

E) General Plan Compliance

The subject property is designated as SC (Service Commercial) under the Southwest Sector Plan of the General Plan. The Service Commercial designation allows low to medium intensity retail, office, or other commercial activities. This includes the existing use as a furniture store that specializes in children's furniture. The subject property is in compliance with the General Plan.

PROJECT DESCRIPTION

The proposed project calls for the addition of 3,225 square feet to an existing building. The existing building is used as a children's furniture store called The Kids Room. The proposed addition would be for storage of furniture awaiting delivery or the showroom. The addition would match the existing structure in height and materials. The addition will cause the loss of five parking spaces; however the site is providing well more than what are required by Title 19.10 thus this will not cause a problem.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required C-1	Provided	Compliance
Min. Lot Width	100 Feet	91 Feet	N
Min. Setbacks			
• Front	20 Feet	74 Feet	Y
• Side	10 Feet	Zero Feet	N
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	68 Feet	Y
Max. Lot Coverage	50 %	31.2 %	Y
Trash Enclosure	1	1	Y
Loading Space	1	1	Y

The proposed addition does not meet the current standards for side yard setbacks along the northern boundary of the site. The existing building also has a zero foot setback in this area. The proposed addition is a continuation of an existing condition. The deviation from standards and required Variance can be supported.

It is noted that the site does not meet the current requirements for minimum lot width for the C-1 District. The site was originally approved in 1988 and met the standards of the time; therefore this deviation from current standards requires no action.

A2) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Furniture Store	4,112 SF Showroom	1/500 GFA	8	1	34	2*
	3,225 SF Storage	1/2500 GFA	2			
Total			10		34	

The site is providing 24 spaces more than required by Title 19.10. Fifteen of these spaces are in front of the store. The additional spaces are along the side and in the rear. The spaces in the rear are behind a fenced in area and would be for employee parking.

* It is noted that the two handicapped spaces do not meet City of Las Vegas requirements for handicapped accessible parking, which are more stringent than those of the ADA. The applicant will be required to re-stripe this area to meet current city standards for handicapped parking.

B) General Analysis and Discussion

- **Zoning**

The subject property is located in the C-1 (Limited Commercial) District. The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed-use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial, and the Neighborhood Center categories of the General Plan. The proposed addition of accessory storage to an existing furniture store is in compliance with the General Plan.

- **Site Plan**

The proposed site plan shows a large accessory storage area being added to the rear of an existing furniture store. The addition will continue the setbacks of the existing building and will cause the elimination of five parking spaces. The building will be deficient in side yard setback along the northern edge. This is a continuation of an existing condition; therefore the required Variance (VAR-13498) can be supported. It is noted that a site visit was conducted and it was discovered that the chain link fence in the side yard and also along the top of the wall in the rear yard have razor wire. Razor wire is no longer permitted and a condition of approval will be added to ensure that it is removed.

- **Waivers**

There are no waivers necessary with this Site Development Plan Review.

- **Landscape Plan**

There are no proposed changes to the existing landscaping on the site. There is an existing landscape buffer in the rear yard area as well as along Rainbow Boulevard. As the side yard has a zero setback landscaping is not provided in this area. Parking lot landscaping is not provided and as the parking lot area is not being modified, with the exception of the employee parking area that is actually losing spaces a waiver is not required.

- Elevation

Elevations for the proposed addition show that it will match the design of the existing structure. Photographs have been provided that show a primarily white building with a blue stripe. The building is one story in height.

- Floor Plan

As this is a storage area the floor plan for the proposed addition is one large room. The total area of the proposed addition is 3,225 square feet.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The area is along Rainbow Boulevard and is commercial in nature. Additionally behind the proposed development are offices to provide an additional buffer between the commercial use and the residential uses. The proposed addition of 3,225 square feet of accessory storage to an existing furniture store is compatible with adjacent development and with the area and approval is recommended.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed addition does not meet the side yard setback requirements of Title 19. The applicant has requested a Variance (VAR-13498) to allow this deviation from standards. Approval of this Variance request is recommended as it continues an existing condition. The proposed addition is in compliance with all other applicable plans and policies.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

The site is located on Rainbow Boulevard a 100-foot Primary Arterial. The parking lot shares a driveway with the adjacent business and secondary ingress/egress is available from O'Bannon Drive. These streets provide adequate traffic circulation for the existing furniture store. The proposed addition of accessory storage will not substantially increase the traffic to and from this site.

4. “Building and landscape materials are appropriate for the areas and for the City;”

Building materials will match the existing furniture store and are appropriate for the City of Las Vegas. There are no changes proposed to the existing landscaping.

5. “Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”

Building elevations and design characteristics will not be unsightly and are harmonious and compatible with development in the area.

6. “Appropriate measures are taken to secure and protect the public health, safety and general welfare.”

The proposed accessory storage addition will not compromise the public health or safety.

PLANNING COMMISSION ACTION

Condition #12 was changed as shown. The applicant agreed to all conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 112 by Planning Department

APPROVALS 0

PROTESTS 0